

**STATE OF LOUISIANA**  
**DEPARTMENT OF TRANSPORTATION**  
**AND DEVELOPMENT**

**PROPOSAL**

**STATE PROJECT NO. 025-05-0024 (PART 3) (July 17, 2014)**  
**SALE OF LAND**  
**DESOTO PARISH**

## NOTICE

### SALE OF STATE-OWNED LAND

Sealed bids for the sale of State-owned land will be received by the Louisiana Department of Transportation and Development, Real Estate Section, 1201 Capitol Access Road, Baton Rouge, Louisiana 70802 until 4:15 P.M. on Wednesday, July 16, 2014, after which bids will be received in the Louisiana Department of Transportation and Development Auditorium, 1201 Capitol Access Road, Baton Rouge, Louisiana, from 9:00 A.M. until 10:00 A.M. on Thursday, July 17, 2014, at which time and place bids will be publicly opened and read. No bids will be received after 10:00 A.M.

**STATE PROJECT NO. 025-05-0024 (PART 3) (July 17, 2014)**  
**STATE ROUTE IN MANSFIELD**  
**ROUTE LA US 171**  
**DESOTO PARISH**

**PARCEL NO. UR 07-03** – A rectangular shaped tract of land containing approximately 0.070 acres, located on the east side of LA US Highway 171 (across highway from 1<sup>st</sup> Community Church of Mansfield), Sections 20 and 21, T12N, R13W, Northwestern Land District, DeSoto Parish, Louisiana.

**MINIMUM BID \$1,258.00**

**DEBORAH 3-4545**

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**PARCEL NO. UR 12-02** – An irregular shaped tract of land containing approximately 0.140 acres, located on the east side of LA US Highway 171. A portion of Lot 3 of Block 2 of Fairview Subdivision; Section 16, T12N, R13W, Northwestern Land District, DeSoto Parish, Louisiana.

**MINIMUM BID \$2,744.00**

**DEBORAH 3-4545**

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**PARCEL NO. UR 12-04** – An irregular shaped tract of land containing approximately 0.12 acres, located on the east of and the corner of LA US 171 and Alabama Street. A portion of Lot 5 of Block 1 of Fairview Subdivision; Section 16, T12N, R13W, Northwestern Land District, DeSoto Parish, Louisiana.

**MINIMUM BID \$2,375.00**

**DEBORAH 3-4545**

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**PARCEL NO. UR 13-05** – An irregular shaped tract of land containing approximately 0.143 acres, located on the east of LA US 171; 1 lot off of corner of LA US 171 and the relocated Clark Street in Block 16 of Junction Heights Subdivision; Section 16, T12N, R13W, Northwestern Land District, DeSoto Parish, Louisiana.

**MINIMUM BID \$2,803.00**

**DEBORAH 3-4545**

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**PARCEL NO. UR 13-06** – An irregular shaped tract of land containing approximately 0.200 acres, located on the east of LA US 171; 3<sup>rd</sup> lot off of corner of LA US 171 and the relocated Clark Street in Block 5 of Junction Heights Subdivision; Section 16, T12N, R13W, Northwestern Land District, DeSoto Parish, Louisiana.

**MINIMUM BID \$5,228.00**

**DEBORAH 3-4545**

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**PARCEL NO. UR 13-11** – An irregular shaped tract of land containing approximately 0.160 acres, located on the east of LA US 171; 1 lot off of corner of LA US 171 and Richards Street. The South half of lots 2, 3 and 4 in Block 5 of Junction Heights Subdivision; Section 16, T12N, R13W, Northwestern Land District, DeSoto Parish, Louisiana.

**MINIMUM BID \$3,137.00**

**DEBORAH 3-4545**

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**PARCEL NO. UR 13-12** – An irregular shaped tract of land containing approximately 0.130 acres, located on the east side of LA US 171; at the corner of LA US 171 and Richards Street. Part of the North half of lots 2, 3 and 4 in Block 5 of Junction Heights Subdivision; Section 16, T12N, R13W, Northwestern Land District, DeSoto Parish, Louisiana.

**MINIMUM BID \$2,549.00**

**DEBORAH 3-4545**

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**PARCEL NO. UR 16-03** – An irregular shaped tract of land containing approximately 0.047 acres, located on the east side of LA US 171 (Jenkins Street); northeast corner of LA US 171 and Hobson Street. Part of Lot 6, Block 1 of Sojourner Subdivision; Section 16, T12N, R13W, Northwestern Land District, DeSoto Parish, Louisiana.

**MINIMUM BID \$845.00**

**DEBORAH 3-4545**

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**PARCEL NO. UR 17-07** – An irregular shaped tract of land containing approximately 0.137 acres, located on the east of LA US 171 (Jenkins Street) at the corner of LA US 171 and Cook Street; Section 16, T12N, R13W, Northwestern Land District, DeSoto Parish, Louisiana.

**MINIMUM BID \$2,686.00**

**DEBORAH 3-4545**

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**PARCEL NO. UR 19-01** – An irregular shaped tract of land containing approximately 0.121 acres, located on the corner of LA US 171 (Jenkins Street) and Welch Street (east side); Section 16, T12N, R13W, Northwestern Land District. Municipal address is 205 Welch Street. DeSoto Parish, Louisiana.

**MINIMUM BID \$2,372.00**

**DEBORAH 3-4545**

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**PARCEL NO. UR 40-02** – An irregular shaped tract of land containing approximately 0.152 acres, located on the Northwest corner of Mississippi Street and Georgia Street; Lot 12 less Parcel No. 40-2, Block 2 of Fairview Subdivision; Section 16, T12N, R13W, Northwestern Land District, DeSoto Parish, Louisiana.

**MINIMUM BID \$2,732.00**

**DEBORAH 3-4545**

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**PARCEL NO. UR 48-02** – An irregular shaped tract of land containing approximately 0.291 acres, located on the north side of Kings Hwy. and McEnery Street; Section 17, T12N, R13W, Northwestern Land District, DeSoto Parish, Louisiana.

**MINIMUM BID \$5,705.00.**

**DEBORAH 3-4545**

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**PARCEL NO. UR 48-04** – An irregular shaped tract of land containing approximately 0.210 acres, being the interior lot on Kings Highway and McEnery Street not far from the intersection of Kings Highway and US 171 (Jenkins Street); Section 17, T12N, R13W, Northwestern Land District, DeSoto Parish, Louisiana.

**MINIMUM BID \$4,460.00**

**DEBORAH 3-4545**

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**PARCEL NO. UR 49-03** – An irregular shaped tract of land containing approximately 0.463 acres, located at 114 McEnery Street, Mansfield, LA 71052; Section 16, T12N, R13W, Northwestern Land District, DeSoto Parish, Louisiana.

**MINIMUM BID \$9,832.00**

**DEBORAH 3-4545**

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REGIONAL PROPERTY MANAGER: Debra Milstead, 3339 Industrial Drive, Bossier City, LA 71112, (318) 549-8455.

Bids must be submitted on forms provided by the Department. Bid forms may be obtained upon request from Real Estate Section, Room S207, East Wing of the Louisiana Department of Transportation and Development, 1201 Capitol Access Road, Baton Rouge, Louisiana, 70802, Phone 225-242-4545. Bid forms may also be downloaded from the Department's Real Estate web site **FOR VIEWING ONLY** at, [http://www.dotd.state.la.us/highways/project\\_devel/realestate/realestate.asp](http://www.dotd.state.la.us/highways/project_devel/realestate/realestate.asp). Written requests for bid forms should be sent to Louisiana Department of Transportation and Development, Real Estate Section, 1201 Capitol Access Road, Baton Rouge, Louisiana, 70802. Bids should be mailed to Louisiana Department of Transportation and Development, Real Estate Section, 1201 Capitol Access Road, Baton Rouge, Louisiana, 70802.

Complete description and further information concerning these items can be obtained by contacting the District Property Manager or his authorized representative.

The Department reserves the right to reject any and all bids and waive informalities.

**SECRETARY, DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT**

## STATE PROJECT NO. 025-05-0024 (PART 3) (July 17, 2014)

### INSTRUCTIONS TO BIDDERS SALE OF LAND

**SUBMITTAL OF BIDS:** Bidders have the option of bidding on any or all items. Bidders electing to bid on more than one item shall make a separate cash offer for each item on which he/she elects to bid. Bids must be submitted on the form provided herein and the bidder's cash offer for the items on which he/she elects to bid shall be written in ink. The proposal must be signed in ink. The proposal, together with the proposal guaranty and any other information called for in the proposal, shall be submitted in a sealed envelope so marked as to indicate its contents without being opened. This envelope shall be placed in another which shall be sealed, addressed and delivered to the Louisiana Department of Transportation and Development, Baton Rouge, Louisiana, before the time specified for opening bids. Bids received after the time specified will be returned to the bidder unopened.

**PROPOSAL GUARANTY:** Each bid must be accompanied by a proposal guaranty in an amount of, at least, 20 percent (20%) of the bid amount. A **separate** proposal guaranty payment must be submitted for **EACH** item bid on. The proposal guaranty shall be either a certified check, official check, cashier's check, postal money order or bank money order. All such checks shall be made payable to the Louisiana Department of Transportation and Development.

All proposal guaranties, except those of the successful bidder, will be returned to bidders within ten (10) days after opening of bids. Proposal guaranties of the successful bidders will be applied by the Department toward discharge of the obligation of the successful bidders under the terms of this proposal.

If the bidder to whom award of sale is made fails to execute an act of sale within the time hereinafter stipulated, or within such extension of times as the Department may grant, the proposal guaranty accompanying his bid shall become the property of the Department, except where the amount of the proposal guaranty is in excess of 20 percent (20%) of the amount bid on the items awarded to him/her and for which he/she fails to execute an act of sale. In this event the amount forfeited to the Department shall be 20 percent (20%) of the amount bid on the items for which he/she fails to execute an act of sale.

**REJECTION OF BIDS:** Proposals submitted with incomplete bids, or additions not called for, or conditional or alternate bids not called for will be subject to rejection. The Department reserves the right to reject any and all bids and waive any informalities.

## **STATE PROJECT NO. 025-05-0024 (PART 3) (July 17, 2014)**

### **CONDITIONS OF SALE**

**GENERAL:** The following conditions shall govern all offers to buy and shall apply to the sale of the land listed in the "Bid Schedule" of this proposal, should any offer be accepted by the Department.

1. The award of sale, if awarded, will be made upon recommendation of the Real Estate Administrator to the highest responsible bidder on each item within ten (10) days after opening of bids. The award of any tie bids will be left to the discretion of the Department.
2. The act of sale for each item in the "Bid Schedule" will be prepared by the Department at no cost to the purchaser; however, the purchaser shall pay all recording fees, shall be liable for all taxes after the effective date of sale and shall accept title without a mortgage certificate. Purchaser acknowledges that the Act of Sale is made without any warranty whatsoever, even for the return of the purchase price. The purchaser shall also be responsible for any other cost incidental to sale.
3. The Department reserves the mineral rights on the land offered for sale.
4. This sale is subject to any outstanding liens, judgements, assessments or any other encumbrances which may exist against the property at the time of the sale.
5. This sale is subject to any existing utility easements on or across the property.

**PAYMENT:** After giving effect to the amount of the successful bidder's proposal guaranty on each item, as hereinbefore stipulated, any remaining balance shall immediately become due and payable to the Louisiana Department of Transportation and Development at the time of the execution of the act of sale. Failure to make full and immediate payment of such balance shall void the sale. The act of sale shall be executed within 10 days after successful bidder is presented with the Act of Sale by the Department for execution.

## SALE OF LAND

STATE PROJECT NO. 025-05-0024 (PART 3) (July 17, 2014)

### BID SCHEDULE

SALE OF STATE-OWNED LAND LOCATED WITHIN DESOTO PARISH, LOUISIANA.

| PARCEL NO.                     | DESCRIPTION   | LUMP SUM<br>CASH OFFER |
|--------------------------------|---|------------------------|
| <b>PARCEL NO.<br/>UR 07-03</b> | A rectangular shaped tract of land containing approximately 0.070 acres, located on the east side of LA US Highway 171 (across highway from 1 <sup>st</sup> Community Church of Mansfied), Sections 20 and 21, T12N, R13W, Northwestern Land District, DeSoto Parish, Louisiana.<br><br><b>MINIMUM BID \$1,258.00</b>                     | \$ _____               |
| <b>PARCEL NO.<br/>UR 12-02</b> | An irregular shaped tract of land containing approximately 0.140 acres, located on the east side of LA US Highway 171. A portion of Lot 3 of Block 2 of Fairview Subdivision; Section 16, T12N, R13W, Northwestern Land District, DeSoto Parish, Louisiana.<br><br><b>MINIMUM BID \$2,744.00</b>  | \$ _____               |
| <b>PARCEL NO.<br/>UR 12-04</b> | An irregular shaped tract of land containing approximately 0.12 acres, located on the east of and the corner of LA US 171 and Alabama Street. A portion of Lot 5 of Block 1 of Fairview Subdivision; Section 16, T12N, R13W, Northwestern Land District, DeSoto Parish, Louisiana.<br><br><b>MINIMUM BID \$2,375.00</b>                   | \$ _____               |
| <b>PARCEL NO.<br/>UR 13-05</b> | An irregular shaped tract of land containing approximately 0.143 acres, located on the east of LA US 171; 1 lot off of corner of LA US 171 and the relocated Clark Street in Block 16 of Junction Heights Subdivision; Section 16, T12N, R13W, Northwestern Land District, DeSoto Parish, Louisiana.<br><br><b>MINIMUM BID \$2,803.00</b> | \$ _____               |

**PARCEL NO.**  
**UR 13-06**                    An irregular shaped tract of land                    \$ \_\_\_\_\_  
containing approximately 0.200 acres,  
located on the east of LA US 171; 3<sup>rd</sup> lot  
off of corner of LA US 171 and the  
relocated Clark Street in Block 5 of  
Junction Heights Subdivision; Section 16,  
T12N, R13W, Northwestern Land District,  
DeSoto Parish, Louisiana.

**MINIMUM BID \$5,228.00**

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**PARCEL NO.**  
**UR 13-11**                    An irregular shaped tract of land                    \$ \_\_\_\_\_  
containing approximately 0.160 acres,  
located on the east of LA US 171; 1 lot off  
of corner of LA US 171 and Richards  
Street. The South half of lots 2, 3 and 4 in  
Block 5 of Junction Heights Subdivision;  
Section 16, T12N, R13W, Northwestern  
Land District, DeSoto Parish, Louisiana.

**MINIMUM BID \$3,137.00**

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**PARCEL NO.**  
**UR 13-12**                    An irregular shaped tract of land                    \$ \_\_\_\_\_  
containing approximately 0.130 acres,  
located on the east side of LA US 171; at  
the corner of LA US 171 and Richards  
Street. Part of the North half of lots 2, 3  
and 4 in Block 5 of Junction Heights  
Subdivision; Section 16, T12N, R13W,  
Northwestern Land District, DeSoto  
Parish, Louisiana.

**MINIMUM BID \$2,549.00**

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**PARCEL NO.**  
**UR 16-03**                    An irregular shaped tract of land                    \$ \_\_\_\_\_  
containing approximately 0.047 acres,  
located on the east side of LA US 171  
(Jenkins Street); northeast corner of LA US  
171 and Hobson Street. Part of Lot 6,  
Block 1 of Sojourner Subdivision; Section  
16, T12N, R13W, Northwestern Land  
District, DeSoto Parish, Louisiana.

**MINIMUM BID \$845.00**

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**PARCEL NO.**  
**UR 17-07**                    An irregular shaped tract of land                    \$ \_\_\_\_\_  
containing approximately 0.137 acres,  
located on the east of LA US 171 (Jenkins  
Street) at the corner of LA US 171 and  
Cook Street; Section 16, T12N, R13W,  
Northwestern Land District, DeSoto  
Parish, Louisiana.

**MINIMUM BID \$2,686.00**

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**PARCEL NO.**  
**UR 19-01**                    An irregular shaped tract of land  
containing approximately 0.121 acres,                    \$ \_\_\_\_\_  
located on the corner of LA US 171  
(Jenkins Street) and Welch Street (east  
side); Section 16, T12N, R13W,  
Northwestern Land District. Municipal  
address is 205 Welch Street. DeSoto  
Parish, Louisiana.

**MINIMUM BID \$2,372.00**

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**PARCEL NO.**  
**UR 40-02**                    An irregular shaped tract of land  
containing approximately 0.152 acres,                    \$ \_\_\_\_\_  
located on the Northwest corner of  
Mississippi Street and Georgia Street; Lot  
12 less Parcel No. 40-2, Block 2 of  
Fairview Subdivision; Section 16, T12N,  
R13W, Northwestern Land District,  
DeSoto Parish, Louisiana.

**MINIMUM BID \$2,732.00**

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**PARCEL NO.**  
**UR 48-02**                    An irregular shaped tract of land  
containing approximately 0.291 acres,                    \$ \_\_\_\_\_  
located on the north side of Kings Hwy.  
and McEnery Street; Section 17, T12N,  
R13W, Northwestern Land District,  
DeSoto Parish, Louisiana.

**MINIMUM BID \$5,705.00**

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**PARCEL NO.**  
**UR 48-04**                    An irregular shaped tract of land  
containing approximately 0.210 acres,                    \$ \_\_\_\_\_  
being the interior lot on Kings Highway  
and McEnery Street not far from the  
intersection of Kings Highway and US 171  
(Jenkins Street); Section 17, T12N, R13W,  
Northwestern Land District, DeSoto  
Parish, Louisiana.

**MINIMUM BID \$4,460.00**

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**PARCEL NO.**  
**UR 49-03**                    An irregular shaped tract of land  
containing approximately 0.463 acres,                    \$ \_\_\_\_\_  
located at 114 McEnery Street, Mansfield,  
LA 71052; Section 16, T12N, R13W,  
Northwestern Land District, DeSoto  
Parish, Louisiana.

**MINIMUM BID \$9,832.00**

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**PROPOSAL**

**STATE PROJECT NO. 025-05-0024 (PART 3) (July 17, 2014)**

**SALE OF STATE-OWNED LAND IN DESOTO PARISH, LOUISIANA**

To the Louisiana Department of Transportation and Development, Baton Rouge, Louisiana

I (We) hereby offer to purchase for cash the State-owned land at the lump sum price offered for the parcel(s) in the "Bid Schedule" attached hereto.

The undersigned certifies that he/she has examined the land offered for sale and is satisfied as to the condition of same and has judged for himself/herself as to the conditions to be encountered in sale of said land.

The undersigned further certifies that he/she has familiarized himself/herself with the "Conditions of Sale" attached hereto and agrees to abide by said conditions.

BIDDER'S NAME \_\_\_\_\_  
(Please Print)

STREET ADDRESS \_\_\_\_\_

P.O. BOX \_\_\_\_\_ TELEPHONE \_\_\_\_\_

CITY \_\_\_\_\_ STATE \_\_\_\_\_ ZIP \_\_\_\_\_

SIGNATURE OF BIDDER \_\_\_\_\_

DATE \_\_\_\_\_

The following information is required for incorporation into the deed for this property in the event you are the successful bidder.

SOCIAL SECURITY NO. \_\_\_\_\_

TAX ID NO. (If applicable) \_\_\_\_\_

MARITAL STATUS \_\_\_\_\_

NAME OF SPOUSE \_\_\_\_\_ SOCIAL SECURITY NO. \_\_\_\_\_